

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following filing of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

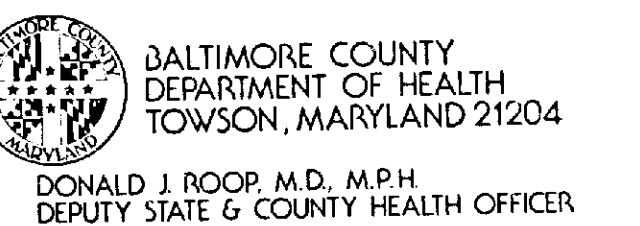
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1980, that the herein Petition for the Variance(s), to permit a side yard setback of 13 feet in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County



Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #241, Zoning Advisory Committee Meeting of June 3, 1980, are as follows:

Property Owner: Mary B. Wilhelm & Virginia W. Blanchard
Location: N/S Big Falls Road 500' N/E of Hereford Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 13' in lieu of the required 50'
Acres: 0.639
District: 7th

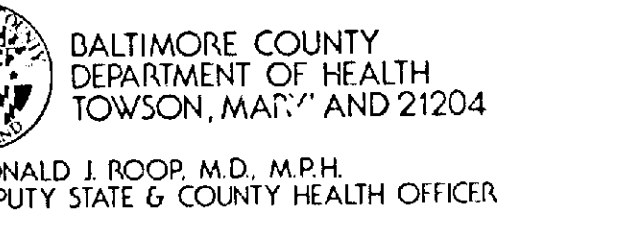
The existing dwelling is presently served by an existing water well and sewage disposal system, both of which appear to be functioning properly.

The proposed addition will be placed directly over the existing well. This is in direct conflict with the State of Maryland, Department of Mental Health and Hygiene regulations which prohibits the placement of any dwelling over a well. Therefore, a building permit for the proposed addition will not be approved.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #241, Zoning Advisory Committee Meeting of June 3, 1980, are as follows:

Property Owner: Mary B. Wilhelm & Virginia W. Blanchard
Location: N/S Big Falls Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 13' in lieu of the required 50'
Acres: 0.639
District: 7th

The existing dwelling is presently served by an existing water well and sewage disposal system, both of which appear to be functioning properly.

As noted in the letter of July 16th, the proposed addition would be placed over the well. Such action does not conform with the State of Maryland, Department of Mental Health and Hygiene regulations. Consequently, a building permit for the proposed addition could not be approved. The owner appealed this decision to the State Department of Health and on August 8, a representative from this office and the State Department of Health conducted an on site investigation of the well. As a result of that inspection, the State Department of Health has recommended that a building permit for the proposed addition be approved. (See attached letter.)

The close proximity of the well to the house (approximately 1'-2'), poses a potential of contamination to the well in that if a termite infestation were discovered in the future and extermination found necessary, the chemicals used in the process could contaminate the well, resulting in its abandonment. However, the proposed addition will not pose any additional or greater hazard to the well than what already exists. A bacteriological water sample has been collected and the water supply has been confirmed as potable at that time. Should abandonment of the well, as a result of termite extermination, prove necessary at some future time adequate room exists to allow for placement of a new well.

Mr. William R. Hammond, Zoning Commissioner 9/19/80 Page 2

Therefore, based upon the State Department of Health's recommendation of approval and the existence of adequate room for placement of a new well, should it be necessary, this department will approve a building permit for the proposed addition.

If, in the future, the foundation of the house must be treated by the pressure application process to control termites, the existing well will have to be abandoned and a new one drilled prior to commencement of the treatment process.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/THR/lth

cc: Virginia W. Blanchard



OFFICE OF ENVIRONMENTAL PROGRAMS
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • Area Code 301 • 383-2055
Harry Hughes, Governor Charles R. Buck, Jr., Sr. D. Secretary

September 3, 1980

Mr. Robert Powell
Baltimore County Health Department
Division of Environmental Support
Services
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Powell:

This is in reference to the well on the property of Mary P. Wilhelm and Virginia W. Blanchard at 10916 Big Falls Road, Monkton.

The home owners should be allowed to utilize the existing well for the water supply of this home. The construction of the new addition will not, for all practical purposes, have any effect on the accessibility of this well.

If you have any questions, please don't hesitate to call me.

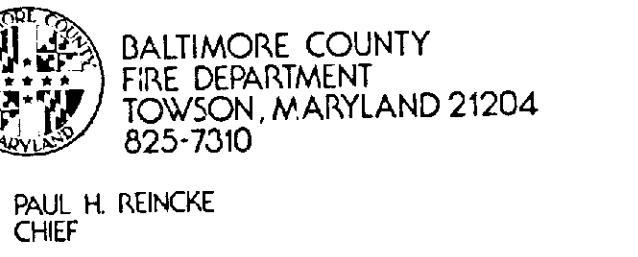
Sincerely,
Thomas Deutsch
Thomas Deutsch
Sanitarian
Division of General Sanitation

TT:mew

RECEIVED

SEP 05 1980

SUPPORT SERVICES



Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Mary B. Wilhelm & Virginia W. Blanchard

Location: N/S Big Falls Road 500' N/E of Hereford Rd.

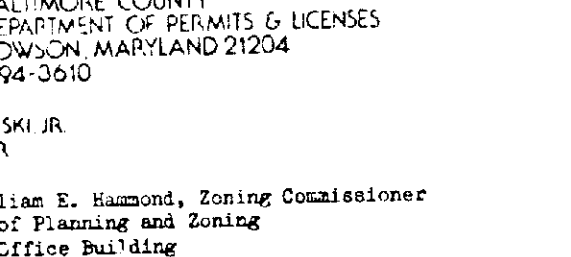
Item No: 241 Zoning Agenda: Meeting of 6/3/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John H. Kelly* Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division



Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #241 Zoning Advisory Committee Meeting, June 3, 1980 are as follows:

Property Owner: Mary B. Wilhelm & Virginia W. Blanchard
Location: N/S Big Falls Road 500' N/E of Hereford Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a sideyard setback of 13' in lieu of the required 50'
Acres: 0.639
District: 7th

- The items checked below are applicable:
- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
 - X B. A building permit shall be required before beginning construction.
 - X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
 - D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section ____.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 310.
 - X I. Comments: Covering of existing well by structure is under jurisdiction of the Health Department only if approved by the Health Department will it be accepted by this department.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj



Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: June 6, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 3, 1980

RE: Item No: 237, 238, 239, 240, 241, 242, 243
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

July 24, 1980

Ms. Mary B. Wilhelm and
Ms. Virginia W. Blanchard
16916 Big Falls Road
Monkton, Maryland 21111

RE: Lem No. 241
Petitioner: Mary B. Wilhelm,
et al
Variance Petition

Dear Ms. Wilhelm and Ms. Blanchard:

In view of the enclosed comment from the Health Department,
I am unable to schedule this petition for a hearing. Once this matter
is resolved, please notify me in order that we may proceed with the
processing of the petition.

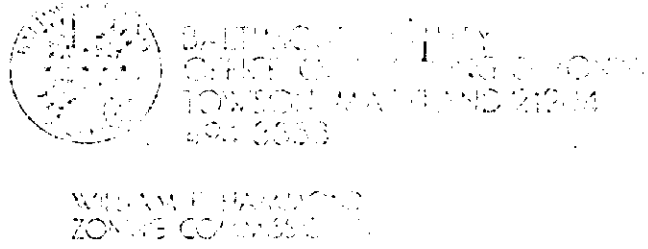
If you have any questions, please call me at 494-3391.

Very truly yours,

N. B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC/sf
Enclosure

cc: McKee, DuVal & Associates, Inc.
1717 York Road
Lutherville, Maryland 21093



November 19, 1980

Ms. Mary B. Wilhelm
and
Ms. Virginia W. Blanchard
16916 Big Falls Road
Monkton, Maryland 21111

RE: Petition for Variance
N/S of Big Falls Rd., 500' NE of
Hereford Rd. - 7th Election District
Mary B. Wilhelm & Virginia W.
Blanchard - Petitioners
NO. 81-93-A (Item No. 241)

Ladies:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

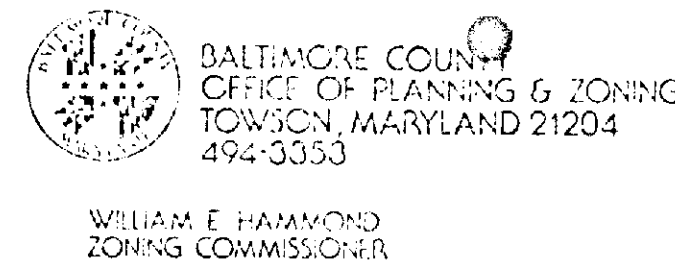
Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachment's

cc: John W. Hession, III, Esquire
People's Counsel



October 31, 1980

Ms. Mary B. Wilhelm
Ms. Virginia W. Blanchard
16916 Big Falls Road
Monkton, Maryland 21111

RE: Petition for Variance
N/S Big Falls Rd., 500' NE of
Hereford Road - Case No. 81-93-A

Dear Ms. Wilhelm and Ms. Blanchard:

This is to advise you that \$42.50 is due for advertising
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

October 15, 1980

Ms. Mary B. Wilhelm
Ms. Virginia W. Blanchard
16916 Big Falls Road
Monkton, Maryland 21111

NOTICE OF HEARING

RE: Petition for Variance - N/S Big Falls Road,
500' NE of Hereford Road - Case No. 81-93-A

TIME: 9:30 A.M.

DATE: Thursday, November 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: W.S. Ruhl Corporation
Parkton, Maryland 21120

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-93-A Item 241
SUBJECT: Petition No. 81-93-A Item 241

Date: October 24, 1980

Petition for Variance for side yard setback
North side of Big Falls Road, 500 feet Northeast of Hereford Road
Petitioner: Mary B. Wilhelm and Virginia W. Blanchard

Seventh District

HEARING: Thursday, November 13, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comments on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

MCKEE, DUVAL & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD.

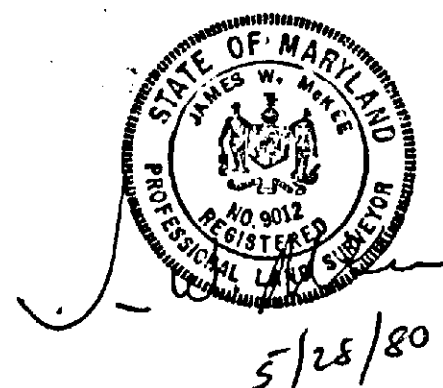
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

May 28, 1980

Description of 0.639 Acres of Land, More or Less
7th Election District
Baltimore County, Maryland

Beginning for the same at a point on the North side of Big
Falls Road said point being 500 feet, more or less, Northeast of
the intersection of Hereford and Big Falls Roads, thence North 21°
20' 00" West 278.92 feet; North 82° 18' 24" East 45.70 feet; South
82° 04' 59" East 57.53 feet; South 36° 22' 23" East 216.16 feet;
then binding on the Northwest side of Big Falls Road South 56° 56'
39" West 153.91 feet to the place of beginning. Containing 0.639
acres of land, more or less.



PETITION FOR VARIANCE
7th District

ZONING: Petition for Variance for side yard setback
LOCATION: North side of Big Falls Road, 500 feet Northeast of
Hereford Road
DATE & TIME: Thursday, November 13, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard
setback of 13 feet in lieu of the required
50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 - side yard setbacks

All that parcel of land in the Seventh District of Baltimore County

Being the property of Mary B. Wilhelm and Virginia W. Blanchard, as shown on
plat plan filed with the Zoning Department

Hearing Date: Thursday, November 13, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Reverend Jack Chapman
Following Church: Christian Missionary Alliance
3 Bowleys Quarters Road
Baltimore, Maryland 21204

RE: Proposed Screening
3 Bowleys Quarters Road
15th Election District

Dear Reverend Chapman:

I am in receipt of letters from Mr. Harry G. Coulter, Jr. and
Mr. Ralph D. Scott concerning the above referenced matter.

Section 1A09.2.3 (1) of the Baltimore County Zoning Regulations
requires that a parking lot be screened from an adjacent residential
property or use with a four foot high fence or planting.

However, this office will waive this requirement on the basis
of the aforementioned correspondence. The screening must be provided
if the present or future owners request said screening at a later date.

If you have any questions regarding this matter please feel free
to contact this office.

Very truly yours,
James D. Oyer
JAMES D. OYER
Zoning Supervisor

JED:DaStac

cc: Mr. Ralph D. Scott
7 Bowleys Quarters Road
Baltimore, Maryland 21204

Mr. Harry G. Coulter, Jr., Assistant Director in charge of Facilities
Baltimore County Dept. of Recreation and Parks
Towson, Maryland 21204

Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. Douglas A. Swan, Zoning Associate III

PETITION FOR VARIANCE
TOWSON, MD. October 23, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of October, 1980, the 23rd day of October, 1980, appearing on the 23rd day of October, 1980.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$ 21.00

DUPLICATE CERTIFICATE OF PUBLICATION

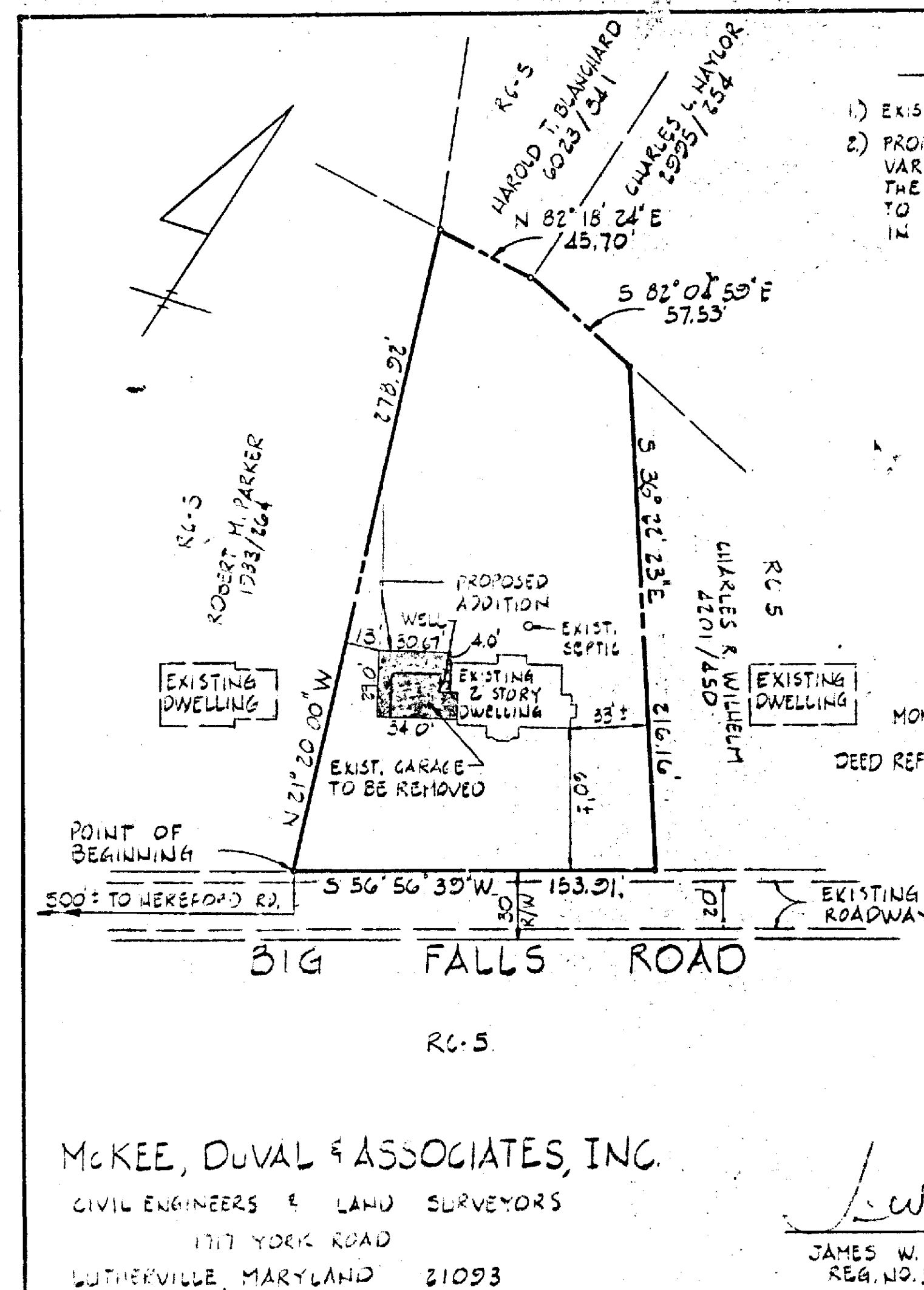
TOWSON, MD. October 23, 1980

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THE JEFFERSONIAN
L. Frank Strickland
Manager

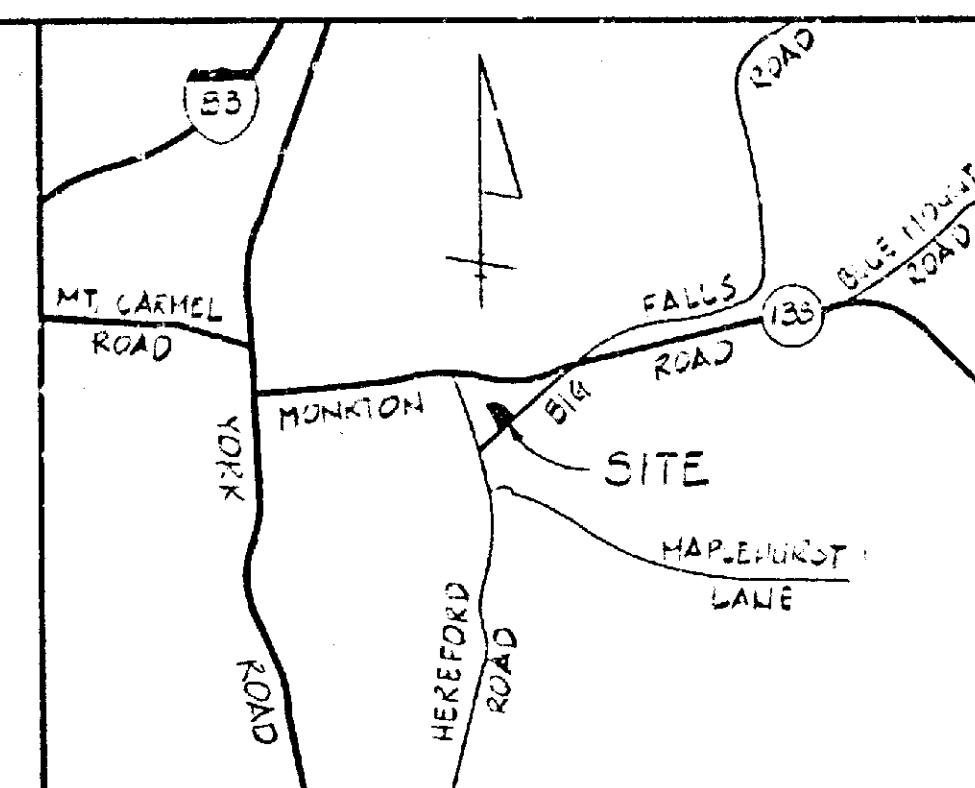
Cost of Advertisement, \$ 21.00

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted or map										
Petition number added to outline										
Denied										
Granted by ZC, BA CC, CA										
Reviewed by: <u>ATB</u>	Revised Plans: Change in outline or description				Yes No					
Previous case:	Map #									



GENERAL NOTES

- EXISTING ZONING RC-5
- PROPOSED USE: RESIDENTIAL WITH A VARIANCE TO SECTION 1A04.3B.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SIDEYARD SETBACK OF 13' IN LIEU OF THE REQUIRED 30'.



VICINITY MAP

SCALE 1" = 2000'

OWNERS

MARY B. WILHELM &
VIRGINIA W. BLANCHARD
16016 BIG FALLS ROAD
MONKTON, MARYLAND 21111

DEED REFERENCE: 3295/343

Original for recording !!
① additional well !!

PLAT TO ACCOMPANY
PETITION FOR
VARIANCE TO ZONING
#16016 BIG FALLS ROAD
7TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 50' MAY 27, 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 29 day of May, 1980.*

Filing Fee \$ 21.00 Received: ☒ Cash ☐ Check ☐ Other

Petitioner: McKee, Duval & Associates, Inc. Submitted by: William E. Hammond
Petitioner's Attorney: William E. Hammond Reviewed by: William E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7 Date of Posting: 10/25/80

Posted for: Petition for Variance

Petitioner: Mary B. Wilhelm, et al.

Location of property: 16016 Big Falls Rd., 500' NE

Location of Signs: front of property (#16016 Big Falls Rd.)

Remarks: None

Posted by: William E. Hammond Date of return: 10/31/80

Number of Signs: 1

PETITION FOR VARIANCE
TOWSON, MD. October 23, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of October, 1980, the 23rd day of October, 1980, appearing on the 23rd day of October, 1980.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$ 21.00

Office of
COLUMBIA
PUBLISHING CORP.
10750 Little Patuxent Pkwy
Columbia, MD 21044

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE 7TH DISTRICT
BIG FALLS ROAD
was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 24th day of OCTOBER, 1980 that is to say, the same was inserted in the issues of
10/23/80
COLUMBIA PUBLISHING CORP.
By Nancy Knowles

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093545

DATE Nov. 12, 1980 ACCOUNT 01-662

AMOUNT \$42.50

RECEIVED FROM Virginia Blanchard

FOR Adv. & Posting for Case No. 81-93-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093502

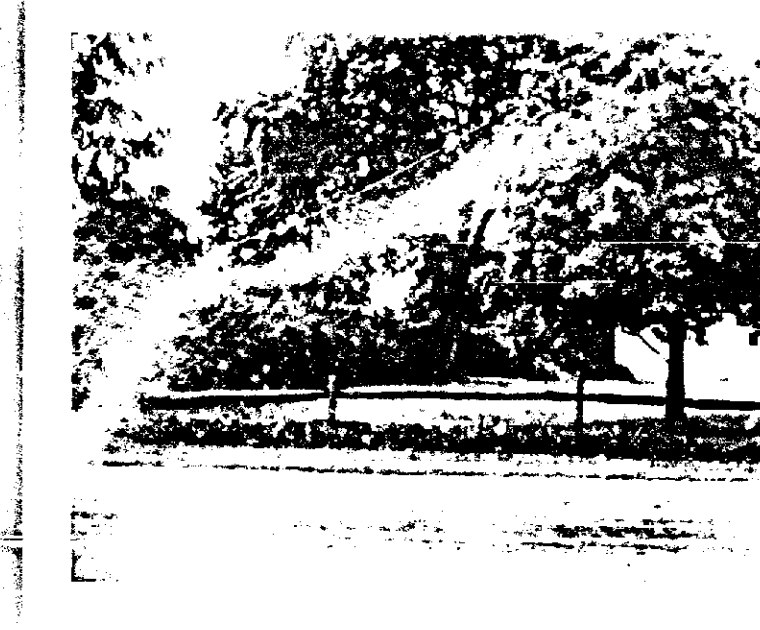
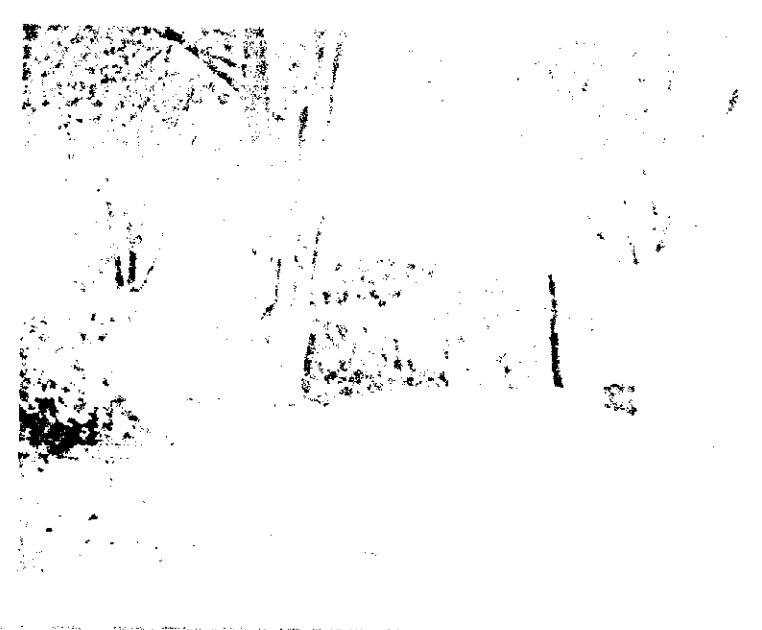
DATE October 15, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM W.S. Ruhl Corp.

FOR Filing Fee for Case No. 81-93-A

VALIDATION OR SIGNATURE OF CASHIER



IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF